057.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	885,900 / 885,900
					USE VALUE:	885,900 / 885,900
					ASSESSED:	885,900 / 885,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		BECK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSTON LEROY N JR	
Owner 2:	JOHNSTON CYNTHIA A	
Owner 3:		
Street 1:	58 RICHFIELD RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,087 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1849, having primarily Asbestos Exterior and 3313 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	6087.000	464,100		421,800	885,900
Total Card	0.140	464,100		421,800	885,900
Total Parcel	0.140	464,100		421,800	885,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 267.40 | /Parcel: 267.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	37551
GIS Ref	
GIS Ref	
Insp Date	11/12/18

!4856!

PREVIOUS ASSESSMENT

Parcel ID: 057.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	440,900	0	6,087.	421,800	862,700	862,700	Year End Roll	12/18/2019
2019	111	FV	388,500	0	6,087.	421,800	810,300	810,300	Year End Roll	1/3/2019
2018	111	FV	388,500	0	6,087.	283,200	671,700	671,700	Year End Roll	12/20/2017
2017	111	FV	365,200	0	6,087.	271,200	636,400	636,400	Year End Roll	1/3/2017
2016	111	FV	365,200	0	6,087.	247,100	612,300	612,300	Year End	1/4/2016
2015	111	FV	330,300	0	6,087.	198,900	529,200	529,200	Year End Roll	12/11/2014
2014	111	FV	330,300	0	6,087.	177,800	508,100	508,100	Year End Roll	12/16/2013
2013	111	FV	330,300	0	6,087.	168,700	499,000	499,000		12/13/2012

PRINT

Date	Time
12/10/20	19:49:40

LAST REV

Date	Time
06/05/19	10:13:17

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4856

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10992-26		11/26/1965			No	No		N

USER DEFINED

Prior Id # 1:	37551
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2019	I & E Return	JO	Jenny O
11/12/2018	MEAS&NOTICE	HS	Hanne S
2/27/2018	Mail Update	MM	Mary M
3/2/2017	I & E Return	EMK	Ellen K
4/1/2016	I & E Return	MM	Mary M
4/1/2009	Measured	201	PATRIOT
3/23/2000	Missed Appt.	276	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		6087		Sq. Ft.	Site		0	70.	0.99	11									421,829						421,800	

Total AC/HA: 0.13974 | Total SF/SM: 6087 | Parcel LUC: 111 | Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 421,829 | Spl Credit | Total: 421,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1849	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	4		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.96693325
Const Adj.:	0.94050002
Adj $ / SQ:	127.316
Other Features:	194500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	672646
Depreciation:	208520
Depreciated Total:	464126

COMMENTS

FORMERLY 49 FOREST ST.... .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 15		BRs: 7		Baths: 4					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

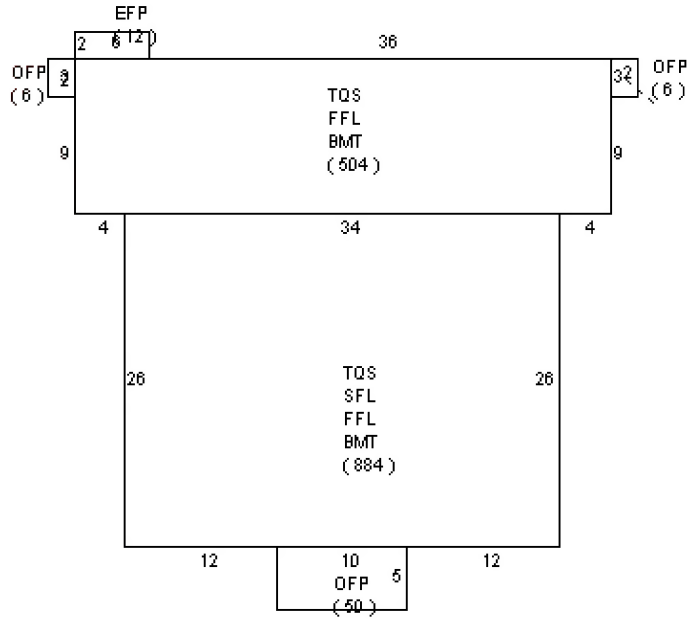
No Unit	RMS	BRS	FL
3	4	2	M
1	3	1	M
Totals			
4	15	7	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	127.32
Special Features:	0	Val/Su Net:	97.19
Final Total:	464100	Val/Su SzAd	140.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,388	38.190	53,014
FFL	First Floor	1,388	127.320	176,715
TQS	3/4 Story	1,041	127.320	132,536
SFL	Second Floor	884	127.320	112,547
OFP	Open Porch	62	40.550	2,514
EFP	Enclos Porch	12	68.280	819

Net Sketched Area:	4,775			Total:	478,145
Size Ad	3313	Gross Are	5122	FinArea	3313

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

057.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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